

# What's Happening in Ward 3?

**April 2015**

Community leaders and City staff have been keeping busy around the ward!  
Here's a snapshot of some highlights from the past year and projects that are underway.

## Annexations

### **Completed**

Gateway Hacienda  
8.88 acres, New construction assisted living and medical offices  
Adopted 1/16/15  
Estimated Revenue year 1: \$216,532  
Revenue by year 10: \$255,639

### **Active**

River and Pontatoc  
233 acres. Existing residential  
Estimated Revenue year 1: \$86,920  
Revenue by year 10: \$898,863

Swan at the River  
24 acres. Two assisted living facilities  
Estimated Revenue year 1: \$68,639  
Revenue by year 10: \$755,558

### **Anticipated**

Limberlost and Fairview  
Auto Mall area, south along Fairview to Roger  
Retail and residential

River and Campbell  
Vacant land and Islamic Center  
Would like to rezone to allow development of office space

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## Developments

### **Cobblestone Court**

#### ***Richland Heights West***

#### **Fort Lowell at Park Ave**

CODAC completed extensive renovations on Cobblestone Court, its new, top of the line integrated health care facility. Totalling over \$4 million in purchase and improvements, the Cobblestone Court campus features about 18,000 square feet of medical treatment space for care of individuals with mental illness. CODAC collaborated with neighborhood leaders from Richland Heights West, Mountain View and Hedrick Acres to successfully get Cobblestone Court off the ground and won a 2014 Construction and Development Common Ground Award from the Metropolitan Pima Alliance for the project.

### **Miraflores (formerly Pine Shadows)**

#### ***Limberlost***

#### **First Avenue at Roger Road**

The Loan Management Set-Aside (LMSA) Program provides Section 8 rental assistance to this LEED platinum-level redevelopment for affordable housing. Developer Thomas Mannschreck incorporated programmable thermostats, solar hot water and exceeded all State requirements for energy efficiency in order to reduce utility bills over the long term. Other enhancements include an enlarged playground and new community center with free computers for tenant use.

### **Miramonte at Glenn HOA**

#### ***Hedrick Acres***

#### **Glenn Street at Mountain Avenue**

34 new 2-story single-family residences in a private enclave

1,786 - 1,975 sq. ft., priced from mid \$200,000

<http://www.miramontehomes.com/communities/tucson/miramonte-at-glenn/>

### **Park Modern**

#### ***Hedrick Acres***

#### **Blacklidge between Park & Tyndall**

Up to 37 single-family residences consisting of 2- and 3-bedroom models by Pepper-Viner.

\$180,000-\$210,000, geared toward first-time home owners

Construction of models scheduled to start summer 2015, homes available early fall.

Contact owner's group for more info at [Michael.G.Shiner@gmail.com](mailto:Michael.G.Shiner@gmail.com)

### **Sensibar 2x2 Construction**

#### ***Hedrick Acres***

Restoration, preservation and reactivation of this Historic 1920's 14 unit property. Currently in the design and permitting phase. For more information contact Noah Sensibar at [noahsensi@gmail.com](mailto:noahsensi@gmail.com).

### **Smart Lofts at Presidio**

#### ***Cabrini***

#### **Palo Verde & Presidio**

Six new 2-bedroom, 2-bath green lofts for lease in an environmentally minded, universally accessible, and community oriented urban infill development. Long-term occupancy now available, as well as short-term leases of a fully furnished unit from \$100-\$200 per night. <http://www.smart-lofts.com/>

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## Neighborhoods Events and Projects

### **1<sup>st</sup> Avenue Alley Project**

#### ***Mountain-1st***

Ward 3 staff partnered with rookies from TPD Westside Division and the Mountain-1<sup>st</sup> neighborhood to address public safety concerns and do intensive clean-up of an alley along the east side of 1<sup>st</sup> Avenue.

### **Amphi Community Action Group**

In the fourth year of a six-year grant from Good Neighbor Ventures, the Amphi CAG has connected more than 300 neighborhood residents to nine programs or projects. Group members include the Amphi Neighborhood Association and residents, Amphi Foundation, La Paloma Family Services, Woods Memorial Branch Library, and the Tucson International Alliance of Refugee Communities (TIARC) before its untimely closure this year. Meetings take place 4<sup>th</sup> Wednesday of each month, 5:30 pm, in the library at Prince Elementary School, 125 E Prince Rd.

### **Amphi Graffiti Cleanup**

#### ***Amphi***

Council Member Uhlich partnered with GPC, Mayor Rothschild, and multiple community organizations for a day of graffiti and orphan waste clean-up in the Amphi neighborhood. Staff is currently working with community partners to organize another graffiti abatement event in Amphi for May 2015.

### **Amphi Middle School**

**Strengthening Families** program: Partnered with CODAC Behavioral Health Services to bring nine families together to build communication skills, learn to handle stress and peer pressure, and appreciate each other

**Girl Power** event, sponsored by Raytheon: Focused on women in science and tech career fields

**Career Shadow Day** took 175 students to 32 job sites

**Kindness Day**: the day before Thanksgiving students attended workshops by Ben's Bells Project and Beads of Courage and wrote letters to survivors of the Colorado floods or military veterans.

### **Cabrini Community Action Group**

Just starting year two of their six-year grant from Good Neighbor Ventures, the Cabrini CAG is focusing on implementing new community strategies to solve issues identified by the neighborhood. They have built a **NextDoor** communications network, developed a **Crime Prevention Plan** focusing on both home and neighborhood security. Just a couple of weeks ago they hosted **Buy Into Tucson** in Winterhaven Center on Fort Lowell, a business fair designed to promote products and services and generally boost local economic development by integrating community resources and businesses.

### **Community Action Groups**

Good Neighbor Ventures works as a catalyst to increase social and economic development in neighborhoods through six-year capacity-building grants to Community Action Groups. There are currently three CAGs at work in Ward III, in Amphi, Cabrini and Mountain/First neighborhoods. Some of this year's activities are noted by neighborhood.

### **Historic Work in Jefferson Park**

Jefferson is one of five neighborhoods participating in the Park Avenue Transportation Enhancement project, which will bring more shade trees to the neighborhood as well as a trial use of decomposed granite for a City pathway.

Did you know Jeff Park's Land Use Committee is responsible for creating the Red Tag flier used by TPD?

Joan Daniels, current president of the Jefferson Park Neighborhood Association, will receive this year's Tucson-Pima County Historical Commission's Historic Preservation Award for her work as the co-founder and director of La Pilita Museum. Joan was also a driving force in the national historic designation for Jefferson Park, anchoring the preservation movement in midtown Tucson. In May 2013 Jeff Park was named to the National Historic Register; on this Sunday the

neighbors will celebrate the second anniversary of that event AND retiring their \$38,000 debt AND installing street signs identifying Jefferson Park as a Historic Neighborhood.

### **Flowing Wells**

Neighbors in Flowing Wells partnered with Family Resources, PPEP, and Community Connectors for a Neighborhood Clean-up. Also the neighborhood and the High School have partnered to help put on 'Grad Night' a safe and chaperoned graduation night party.

### **Literacy Connects Moves to Amphi**

Literacy Connects moved to the neighborhood ( 200 E Yavapai Rd.) and started offering reading programs in the fall of 2014! The Tucson nonprofit coaches children and adults and puts books in the hands of people who need them – a powerful asset in the neighborhood. 520-882-8006 / [www.LiteracyConnects.org](http://www.LiteracyConnects.org)

### **Mountain/1<sup>st</sup> Community Action Group**

In the second year of their Good Neighbor Ventures grant, the CAG has established their monthly E-Newsletter, planted cactus along high-burglary alleyways, hosted a series of three **Financial Literacy Classes** with Tucson Federal Credit Union, and is in the process of installing a **Little Free Library** in Mitchell Park. Meets second Saturday of every month, 9 am, Mitchell Park, 1100 E Mitchell Street.

### **Oracle Area Revitalization Project (OARP) Neon Sign Restoration Grant Program**

A program designed to improve visual quality of urban streetscape through remediation of select blighted vintage signage. Qualified property owners in Miracle Mile-Oracle-Drachman commercial corridor can apply for matching grant funds to pay for a portion of the restoration costs.

### **Roll-Off Pilot Program**

To help address orphan waste and furniture, Council Member Uhlich has worked with Environmental Services to establish a pilot program wherein ES will automatically place one to two roll-offs in each Ward 3 neighborhood in between Brush & Bulky Service. The first phase of the pilot is underway. Conversely, ES has lifted the limit on the number of roll-offs a neighborhood can request each year.

### **Shred-It Service**

Council Member Uhlich sponsored Shred It service events in the fall and spring to benefit local organizations. The fall Shred-It service was a part of the African American Health and Wellness Coalition Resource Fair at the Donna Liggins Center and the Spring service raised almost \$1000 to benefit Emerge! and Lend A Hand.

### **Valley of the Moon**

Valley of the Moon (2544 E Allen Road) may become the first Historic Landmark to be designated by the City of Tucson in more than 20 years. It has been nominated by the Tucson Historic Preservation Foundation. The purpose of the Historic Landmark designation is to encourage preservation and rehabilitation of significant historical resources. It wouldn't change the allowable use of the property – Valley of the Moon's Cultural use could be continued indefinitely but could not be expanded or intensified. Mayor & Council will make the decision after a final public hearing in May.

### **Ward 3 Orphan Waste Cleanups**

***Miracle Manor***

***Hedrick Acres***

***Balboa Heights***

***Coronado Heights***

Council Member Uhlich and Ward 3 staff partnered with community leaders to clean-up orphan furniture and waste. Special kudos to Campbell-Grant President **Bill Halvorson**, who volunteered himself and his truck for these cleanups!

### **Wilson Wash Revised Floodplain Limits**

The City revised its **regulatory floodplain limits**, defining the floodplain as more narrow and less deep, so 111 property owners may be able to improve their flood insurance status.

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## Parks & Recreation

### **Illuminating the 6<sup>th</sup> Avenue Dog Park**

#### ***Northwest***

Grass added to the north end of the park and Ward 3 staff are currently working with Parks to pursue installation of lighting on south side of park.

### **Potential County Partnership at Columbus Park**

Parks & Recreation is currently exploring an area east of the Animal Control Center where the County might be able to put a temporary building while they are building their improvements. An exchange may be a possibility if the project moves forward, such as assistance with more riparian habitat or a few improvements to Dog Park.

### **Activities, Improved Safety and Tree Replacement at Conner Park**

#### ***Campbell-Grant***

Conner Park remains an active social center for the Campbell-Grant neighborhood. A partnership with Tucson Clean & Beautiful organizes weekly grooming there through the Adopt-A-Park program, and Adopt-a-Wash focuses on Wilson Wash, particularly under the Water Street Bridge. Campbell-Grant's **Annual Spring Picnic**, held last weekend, was its usual success. The neighborhood association provided hamburgers and hot dogs and cold sodas; neighbors brought side dishes; everyone had fun. Conner Park also recently underwent a few changes: Parks staff repaired and extended the backstop as well as replaced unhealthy eucalyptus with new oak trees.

### **New Lighting at Doolen Soccer Field**

#### ***Doolen-Fruitvale***

Over 15 dusk to dawn lights installed to illuminate Doolen Soccer Fields and Pedestrian Path in a public/private Collaboration between the City, TUSD, and the Fort Lowell Soccer Club.

### **CDBG Playground Enhancements at Esquer Park**

#### ***Barrio Blue Moon***

A CDBG playground enhancement project is scheduled to start in June that will include a new walkway, headers, and shade structure. Staff is currently working with Parks & Rec staff on improved landscape maintenance, refreshing metal structures, and new park sign.

### **Improving Turf at Jacobs Park**

A Department wide turf improvement plan for fields is underway and Jacobs will see a team of staff beginning work on improvement of grass conditions both at Jacobs and at the Ochoa soccer fields across Fairview.

### **Growing Juhan Park**

Parks is currently examining easements and working with Flood Control to assure ability to grow park in the future.

### **KaBOOM! at La Madera Park**

#### ***La Madera***

The KaBOOM! Project at La Madera Park brought in approximately \$70K to collaboratively design and construct a new playground, intergenerational fitness equipment and park enhancements, including a butterfly garden, newly painted basketball court and floor games, and mosaics. Community members designed and built the playground and enhancement in one day with over 300 community volunteers. We're grateful to Humana, KaBOOM, Lend A Hand, our La Madera neighbors, Parks staff, and the multitude of co-sponsors (and volunteers!) who made this amazing project happen.

### **EGGstravaganza event at Mansfield Park**

#### ***Northwest***

Ward 3 was the main sponsor of EGGstravaganza this year and joined the Donna Liggins Center in working with parks staff from across the city as well as committed neighborhood volunteers to host a very successful event. Over a thousand children and families participated, enjoying egg hunts, games, activities and more at this treasured holiday celebration.

### **Conserve to Enhance (C2E) Grant at Mitchell Park**

Funded by a cooperative program between Tucson Water and the UA Water Resource Research Center, this project focused on water conservation (harvesting rainwater runoff from the street) and restoration of riparian habitat in Mitchell Park (a ground-breaking partnership with a City park). Basins, boulders and wildlife-friendly landscaping are in place, signage will be erected soon.

### **Rio Vista Labyrinth and Compassion Garden**

Guided by Salpointe student Lily Grace Tiers, the plan to build a contemplative labyrinth in a degraded area of the Rio Vista Natural Resources Park is intended to foster community interaction. Neighbors will provide both funding and labor to build the labyrinth of local stone. Construction is imminent.

Meanwhile Mayor Jonathan Rothschild, working with representatives and/or victim advocates from several survivors' groups (Ben's Bells, Compassionate Friends, SAAF, Tu Nidito, Wingspan, more), has driven the proposal to create a privately funded compassion garden. Aside from design support from Tucson Parks & Rec, the funding and much of the labor will come from the community. Bravo and thanks to Dave Morris from Horticulture Unlimited, who has provided substantial financial support, reached out to all his vendors for donations, and volunteered his crews for a day of service in constructing the garden.

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## Transportation

### **Bike Improvements**

#### **Copper/Flower Bike Boulevard Fairview to Swan**

Master plan completed. Current initial funding of \$500,000 provided by RTA.

Phase 1: Prioritized the construction of new HAWK crossings at 1st Ave & Copper St. and Stone

Ave/Kelso St. Retrofit existing HAWKs for bikes at Oracle Rd & Kelso St and Campbell Ave & Copper St

Future: Expect to apply for funds during the next round of RTA's call for projects.

### **Bus Pullouts**

RTA funded bus pullouts to be constructed on Stone Avenue at Prince, Yavapai, Fort Lowell, Glenn, and Speedway as well as on Prince Road at Romero, Flowing Wells, Oracle, First, and Campbell.

### **Grant Road**

#### **April Repaving**

Paving underway from Santa Rita to Columbus. Hot in place method to be used from Country Club to Columbus and traditional mill & overlay to be used west of Country Club to Santa Rita, due to the presence of petromat (a felt-like substance used during the 1970s). Completion anticipated by the end of April 2015.

#### **Grant Road Improvement Project Real Estate Open House**

Council Member Uhlich is currently organizing an open house with the Office of Integrated Planning related to real estate issues related to the Grant Road Improvement Project. Tentatively planned for April or May with specific date and time to be announced. This will be a great opportunity for folks to get answers to their questions.

#### **Grant Road Improvement Project**

Phase 1 (Grant/Oracle intersection): Includes landscaping, sidewalks, bike lanes, public art, and increased vehicle capacity.

Phase 2 (Stone to Park): Demolition of structures currently underway. Utility relocation expected to begin in September 2015. Actual street construction expected to begin in early 2016.

#### **Land Use**

Mayor and Council to receive update about the land use along the corridor in upcoming Mayor & Council Study Session.

### **Road Recovery Program**

TDOT is budgeting for \$40 million surplus funding available for additional projects under the Road Recovery Program. Mayor and Council will review recommendations from the Bond Oversight Commission during Regular Session on April 21<sup>st</sup>. Based on constituent feedback, the Ward 3 Council Office advocated for prioritization of Tucson Boulevard, Roger Road, and Campbell Avenue. Check out the areas where work has been completed or is forthcoming:

**Completed Road Recovery Projects**

Wetmore Road from Oracle to 1<sup>st</sup> Avenue  
Roger Road from Oracle to First Avenue  
Prince Road from Oracle to Stone  
Stone Avenue from Prince to Roger  
Mountain Avenue from Fort Lowell to Roger  
Richland Heights East  
Glenn Street from Oracle to Alvernon

**In-Progress**

Flowing Wells Road from Roger to Miracle Mile  
Grant Road west of Silverbell  
Fort Lowell from Oracle to Country Club  
Stone from Fort Lowell to Grant

**In-Design**

Campbell Ave from Grant to Glenn  
Alvernon Way from Grant to Fort Lowell

**Programmed (TBD by BOC)**

Oracle Road from Drachman to Miracle Mile  
Stone Ave north of Wetmore

**Transportation Enhancement Grants****Tucson Boulevard**

Pedestrian path and landscaping installed from Prince to Rillito.

**Park Avenue**

Five neighborhoods collaborated to install a decomposed granite path and shade trees along Park Avenue from Speedway to Fort Lowell. Release of funding from ADOT anticipated within the next few weeks.

**Glenn Street**

Neighborhoods on both sides of Glenn won the grant for a shaded pedestrian pathway from Country Club to Columbus. The new pathway will include enhanced bus stops and desert-adapted landscaping with a rainwater irrigation system. The 30% plans are expected to soon be complete.

**Campbell Avenue**

Median islands, planters, sign walls, pedestrian improvements to be constructed from Grant to Fort Lowell. Bids are currently under review. Construction anticipated to start in May/June 2015

**Additional Transportation Projects****Stone Ave Improvements from Drachman to Speedway**

Construct drainage culvert, reconstruct road, median islands. Expecting to go out to bid Summer 2015 with goal of construction starting after monsoon season. Construction will take 9-12 months for completion. Funded by HURF through PAG.

**Rio Vista Safe Routes to Schools on Limberlost**

Planning is underway for the construction of a path on the north side of Limberlost, as well as post and cable barriers and erosion protection from 1<sup>st</sup> Avenue to Campbell. Currently in Federal Environmental Clearance phase.

**Flowing Wells**



Traffic control devices, including bollards and signage, were installed in the Roger and Flowing Wells area.